168.0	0003	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,800 /	737,800
					USE VALUE:	737,800 /	737,800
					ASSESSED:	737,800 /	737,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
268		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY SANDRA DESOUSA
Owner 2:	
Owner 3:	
Street 1:	268 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CROWLEY/DESOUSA SANDRA-ETAL -
Owner 2:	CROWLEY PATRICK -
Street 1:	268 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1992 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	296,800		441,000	737,800
Total Card	0.161	296,800		441,000	737,800
Total Parcel	0.161	296,800		441,000	737,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.31 | /Parcel: 370.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111186

GIS Ref

GIS Ref

Insp Date 05/29/18

!12989!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,900	0	7,000.	441,000	737,900	737,900	Year End Roll	12/18/2019
2019	101	FV	234,100	0	7,000.	441,000	675,100	675,100	Year End Roll	1/3/2019
2018	101	FV	232,800	0	7,000.	371,700	604,500	604,500	Year End Roll	12/20/2017
2017	101	FV	232,800	0	7,000.	340,200	573,000	573,000	Year End Roll	1/3/2017
2016	101	FV	232,800	0	7,000.	289,800	522,600	522,600	Year End	1/4/2016
2015	101	FV	227,200	0	7,000.	252,000	479,200	479,200	Year End Roll	12/11/2014
2014	101	FV	227,200	0	7,000.	233,100	460,300	460,300	Year End Roll	12/16/2013
2013	101	FV	227,200	0	7,000.	221,800	449,000	449,000		12/13/2012

PRINT

Date	Time
12/11/20	03:00:17

LAST REV

Date	Time
07/27/18	09:09:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12989

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROWLEY/DESOUSA	65111-420		3/25/2015	Convenience	1	No	No		
PAIVA DOMENICA	22749-514		12/21/1992		160,000	No	No		Y

USER DEFINED

Prior Id # 1:	111186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2016	882	Solar Pa	2,000					
3/19/1998	216	Addition	50,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Measured	336	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	264	PATRIOT
7/29/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28025210
Const Adj.:	0.98000199
Adj $ / SQ:	156.831
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403240
Depreciation:	106455
Depreciated Total:	296785

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

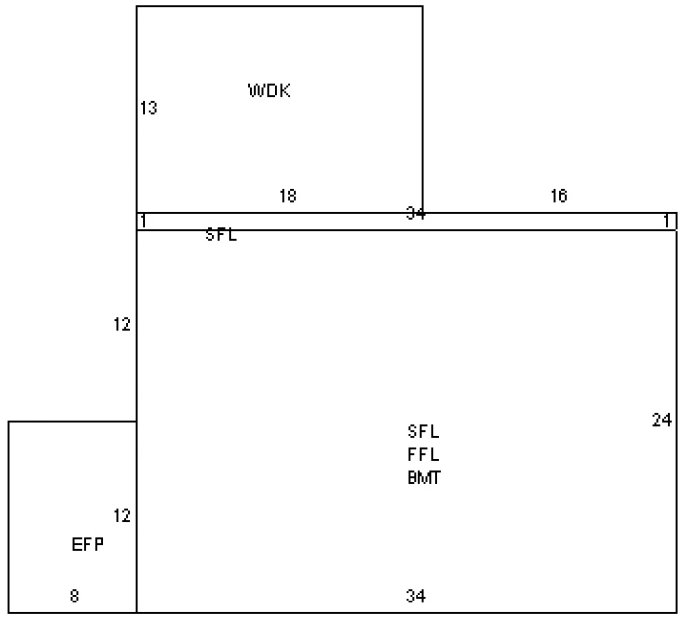
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.83
Special Features:	0	Val/Su Net:	105.55
Final Total:	296800	Val/Su SzAd	178.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	850	156.830	133,307
BMT	Basement	816	59.280	48,374
FFL	First Floor	816	156.830	127,974
WDK	Deck	234	10.070	2,356
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area:	2,812			Total:	317,240
Size Ad	1666	Gross Are	2812	FinArea	1992

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

168.0-0003-0003.0

IMAGE

AssessPro Patriot Properties, Inc